

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner II

**SUBJECT:** SP 6-13-04 / 04-367 / Broward Schools Credit Union, 3000 Southwest 64<sup>th</sup> Avenue / Generally located on the northeast corner of Southwest 64<sup>th</sup> Avenue and Reese Road

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SP 6-13-04 / 04-367 / Broward Schools Credit Union, 3000 Southwest 64<sup>th</sup> Avenue

### **REPORT IN BRIEF:**

The subject site is a .90 acre parcel of land located on the northeast corner of Southwest 64<sup>th</sup> Avenue and Reese Road. The applicant is proposing a one-(1) story financial institution with twenty (20) parking stalls situated along the south and west portions of the proposed building. The building footprint is approximately four thousand seven hundred and fifty (4,750) square feet. The subject site is currently vacant and is zoned B-1, Neighborhood Business District with an underlying land use of Regional Activity Center. Adjacent to the north and east of the site are vacant lots. In addition, to the south is a freestanding restaurant (Shoney's), and to the west, across Davie Road is a cemetery (Forest Lawn).

The architectural design of the one (1) story financial institution is unique with the warm painted color (beige, whites, & light blue) and decorative features. The exterior walls are scored with twenty (20) x twenty (20) inch diamond stucco patterns, ten (10) inch split faced CMU Demaco block, Eifs bands, hipped roof, light fixtures, architectural brackets and columns, and a covered build-out located on the southwestern portion of the building. Rectangular storefront windows are located proportionately apart from one another on the south and western elevations. Extending out north from the building is a roof structure with standing seam metal copper roof supported by columns to provide protection, order, and service to vehicular customers. A tower feature with a copper roof is introduced over the entrance at southeast portion of the building. This tower feature also provides support for the proposed signage.

Access onto the site is via an opening along the southeastern portion of the site boundary, adjacent to Reese Road. The opening on Reese Road is a full access opening allowing vehicular traffic to and from Southwest 64<sup>th</sup> Avenue. After traffic enters onto the subject site, it maneuvers around the perimeter of the property to drive-thru tellers located on the northern side of the building or park along the southern and western portions of the property.

Provided on site are sixteen (16) standard parking spaces, four (4) compact spaces (25% of the total parking), and one (1) handicapped space, for a total of twenty (20) parking spaces. The applicant has proposed twenty (20) of the parking stalls to have concrete wheel stops.

The new financial institution is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed financial institution ties in with the western theme architecture, south of the along Davie Road.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on staff's comments and to cut back an additional two feet from the drive-thru overhang which is to be measured from the face of the column. (Motion carried 5-0)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

**Attachment(s):** Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** Motiva Enterprises, L.L.C  
**Address:** 21541 Southwest 99<sup>th</sup> Avenue  
**City:** Miami, Florida 33189  
**Phone:** (305) 969-2483

**Petitioner:**

**Name:** Broward Schools Credit Union  
**Address:** 5901 Del Lago Circle  
**City:** Sunrise, Florida 33313  
**Phone:** (954) 809-5180

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**Background Information**

**Application Request:** Site plan approval for a new one-story financial institution

**Site Plan Committee**

**Recommendations:** Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on staff's comments and to cut back an additional two feet from the drive-thru overhang which is to be measured from the face of the column. (Motion carried 5-0)

**Address/Location:** 3000 Southwest 64<sup>th</sup> Avenue / Generally located on the northeast corner of Southwest 64<sup>th</sup> Avenue and Reese Road

**Future Land**

**Use Plan Map:** Regional Activity Center (RAC)

**Zoning:** B-1, Neighborhood Business District

**Existing/Proposed Use(s):** Vacant lot / Financial institution 4,750 Sq. Ft.

**Parcel Size:** .90 acres (39,377 square feet)

|               | <u><b>Surrounding Uses:</b></u> | <u><b>Surrounding Land Use Plan Designation:</b></u> |
|---------------|---------------------------------|--|
| <b>North:</b> | Vacant land                     | Regional Activity Center (RAC)                       |
| <b>South:</b> | Restaurant                      | Regional Activity Center (RAC)                       |
| <b>East:</b>  | Vacant land                     | Regional Activity Center (RAC)                       |
| <b>West:</b>  | Cemetery (across Davie Road)    | Regional Activity Center (RAC)                       |

**Surrounding Zoning:**

|               |  |
|---------------|--|
| <b>North:</b> | M-4 (County), Limited Heavy Industrial District (Forman Agreement) |
| <b>South:</b> | M-4 (County), Limited Heavy Industrial District (Forman Agreement) |
| <b>East:</b>  | M-4 (County), Limited Heavy Industrial District (Forman Agreement) |
| <b>West:</b>  | A-9 (County), Cemetery District (Forman Agreement)                 |

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## **Zoning History**

**Related Zoning History:**

The subject property was annexed into the Town in 1985. A stipulated settlement agreement approved in 1985, established the "Forman Code" applicable to the annexed land.

Town Council approved the Regional Activity Center Land Use Plan Classification in 1998.

*Rezoning Request (ZB 3-3-04):* Town Council approved rezoning the .904-acre subject site from M-4 (County), Limited Heavy Industrial to B-1, Neighborhood Business District on June 2, 2004.

**Previous Requests on same property:**

*Plat Request (P 7-3-89):* Town Council approved this subdivision plat on August 2, 1989.

*Plat Request (P 7-3-89):* Town Council approved the revision to this subdivision plat on December 19, 1990.

*Vacation Request (VA 4-1-91):* Town Council approved this application to vacate a portion of an access easement lying within Parcels "A" and "B" of the Dimar Plat on May 15, 1991.

*Site Plan Request (SP 2-1-95):* Town Council approved Shell Oil Station (1,152 square foot station) Site Plan submittal on March 1, 1995.

*Site Plan Request (SP 9-5-96):* Town Council approved this expired Shell Oil Station (1,152 square foot station) Site Plan submittal due to the realignment of Reese Road on October 16, 1996.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (12-24 (J)(4)), the B-1 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the local neighborhood shopping and personal service needs of a limited surrounding residential area. Retail stores permitted herein are intended to include mainly convenience goods, which are usually a daily necessity for a residential neighborhood.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

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### **Comprehensive Plan Considerations**

This parcel is inside the Regional Activity Center (RAC) Land Use Plan designation that was adopted by Town Council in 1998.

**Planning Area:** The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated industrial on Nova Drive.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 97.

### **Applicable Goals, Objectives & Policies:**

*Policy 7-1:* The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

*Policy 7-3:* Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

*Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Application Details**

The applicant's submission indicates the following:

1. *Site:* The subject site is a .90 acre parcel of land located on the northeast corner of Southwest 64<sup>th</sup> Avenue and Reese Road. The applicant is proposing a one-(1) story financial institution with twenty (20) parking stalls situated along the south and west portions of the proposed building. The building footprint is approximately four thousand seven hundred and fifty (4,750) square feet. The subject site is currently vacant and is zoned B-1, Neighborhood Business District with an underlying land use of Regional Activity Center. Adjacent to the north and east of the site are vacant lots. In addition, to the south is a freestanding restaurant (Shoney's), all three property's are zoned M-4 (County) under the Forman Agreement, and to the west, across Davie Road is a cemetery (Forest Lawn), zoned A-9 (County), under the Forman Agreement.

The petitioner's site design meets the intent of the B-1, Neighborhood Business District. The subject site is designed for pedestrian movement onto and off the property with a five (5) foot sidewalk placed in an existing sidewalk easement leading from the intersection of Reese Road and Southwest 64<sup>th</sup> Avenue.

2. *Architecture:* The design of the one (1) story financial institution consist of warm painted color (beige, whites, & light blue) and decorative features. The exterior walls are scored with twenty (20) x twenty (20) inch diamond stucco patterns, ten (10) inch split faced CMU Demaco block, Eifs bands, hipped roof, light fixtures, architectural brackets and columns, and a covered build-out located on the southwestern portion of the building. Rectangular storefront windows are located proportionately apart from one another on the south and western elevations. Extending out north from the building is a roof structure with standing seam metal copper roof supported by columns to provide protection, order, and service to vehicular customers. A tower feature with a copper roof is over the entrance at southeast portion of the building, providing support for the proposed signage.
3. *Access and Parking:* Access onto the site is via an opening along the southeastern portion of the site boundary, adjacent to Reese Road. The opening on Reese Road is a full access opening allowing vehicular traffic to and from Southwest 64<sup>th</sup> Avenue. After traffic enters onto the subject site, it maneuvers around the perimeter of the property to drive-thru tellers located on the northern side of the building or park along the southern and western portions of the property. The petitioner is proposing a garbage enclosure in the northeastern portion of the subject site.

Provided on site are sixteen (16) standard parking spaces, four (4) compact spaces (25% of the total parking), and one (1) handicapped space, for a total of twenty (20) parking spaces. The applicant has proposed twenty (20) of the parking stalls to have concrete wheel stops.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.

5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The plan illustrates tree material along the perimeter of the site including Live Oak, Cabbage Palm, Slash Pine, Anderson Crepe, and Standard Eugenia. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height as required per code.
7. *Drainage:* The subject property lies within Tindal Hammock Drainage District. Approval from Tindal Hammock Drainage District shall be obtained prior to issuance of any site development permit.
8. *Open Space and Recreation:* The Roberts - Potters - Recreational Trail is directly located along the subject sites western boundary line parallel to Southwest 64<sup>th</sup> Avenue.
9. *Compatibility:* The new financial institution is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed financial institution ties in with the western theme architecture, south of the along Davie Road.

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### Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:** As per § 12-205 (A) (1) (a), typical parking spaces shall be ten (10) x eighteen (18). Revise both the site plan and data to this requirement. *(This has been provided)*

**Engineering:** Show graphically the proper turning radii. The inside radii should be 38'-0" *(This has been provided)*

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### Staff Analysis

The submitted site plan is zoned B-1, Neighborhood Business District and is designated Regional Activity Center on the Town of Davie Future Land Use Map. A financial institution is permitted in both this zoning district and land use category.

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### Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-1, Neighborhood Business District regulations, and Town of Davie Comprehensive Plan.

Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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### **Site Plan Committee Recommendation**

Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on staff's comments and to cut back an additional two feet from the drive-thru overhang which is to be measured from the face of the column. (Motion carried 5-0)

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### **Town Council Action**

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### **Exhibits**

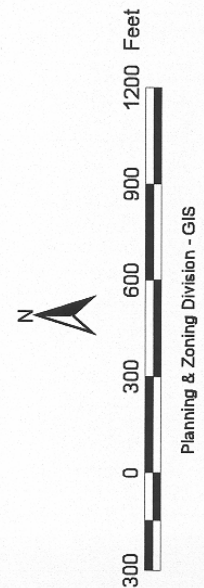
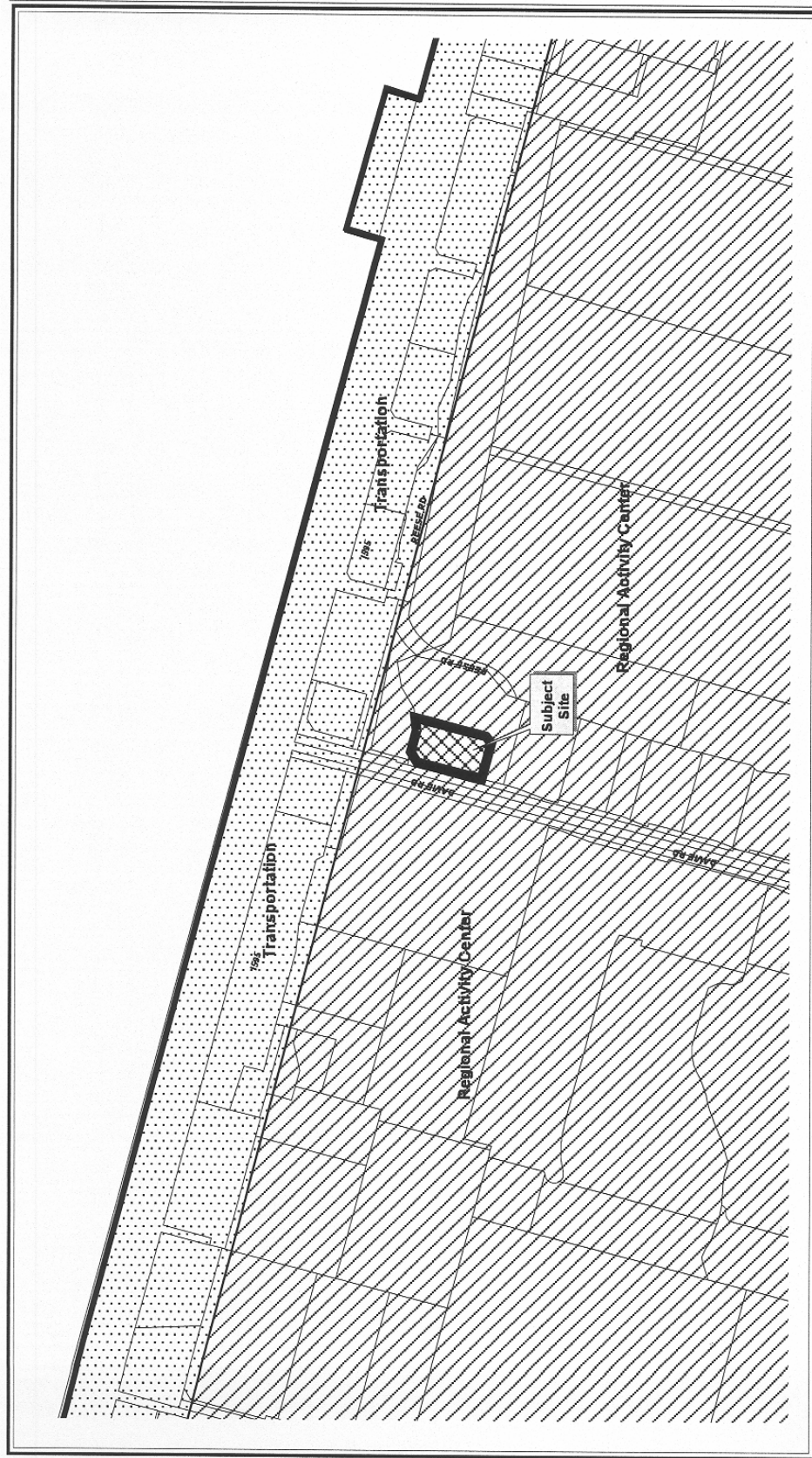
1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**"Exhibit 2 – Future Land Use Map"**



**Site Plan Application  
SP 6-13-04/ 04-276 / Broward School Credit Union  
Future Land Map**

Prepared By: D.M.A.  
Date Prepared: 3-26-04

**"Exhibit 3 Aerial, Zoning, and Subject Site Map"**

